BOOK 5144 PAGE 257

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Anne S. Dozier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 1977

Ruby N. Wade
Notary Public

MY COMMISSION EXPIRES: December 10, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Fred E. Cowden, Jr., Suite 303, 4515 Harding Rd., Nash., TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monson Hayes, Jr., et ux (NAME)	SAME (NAME)	Map 158-11
1820 Cromwell Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 2
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FH-14472

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, Anne S. Dozier, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monson Hayes, Jr. and wife, Anna T. Hayes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, being Lot No. 20 on the Plan of Forrest Trails, City of Forest Hills, as of record in Book 3700, page 25, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the eastelry margin of Cromwell Drive at the northwest corner of Lot No. 21; thence leaving said Drive in a southeasterly direction 667.6 feet along the line between Lots 20 and 21 to an iron pin; thence in a northerly direction 280.0 feet along the line between Lots 20 and 31 to an iron pin; thence in a northerly direction 252.0 feet along the line between lots 20 and 32 to an iron pin; thence in a westerly direction 93.0 feet along the line between Lots 20 and 18 to an iron pin; thence in a southwesterly direction 158.0 feet along the line between Lots 20 and 19 to a concrete monument; thence in a northwesterly direction 413.8 feet along the line between Lots 20 and 19 to an iron pin in the eastelry margin of Cromwell Drive and being the southwesterly corner of Lot 19; thence in a southerly direction along the easterly margin of Cromwell Drive 65.0 feet to a concrete monument; thence continuing in a southerly direction along the easterly margin of Cromwell Drive 125.70 feet to the point of beginning.

Being the same property conveyed to Hugh Marshall Dozier and wife, Anne S. Dozier by deed from Pat Buford Powers and wife, Ona B. Powers of record in Book 4662, page 674. The said, Hugh Marshall Dozier having since died.

This is unimproved ( ) improved (X) property, known as 1820 Cromwell Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) 37215 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of April, 19 77

Anne S. Dozier
ANNE S. DOZIER, Unmarried

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Betty N. Ladd, a Notary Public in and for said County and State, the within named ANNE S. DOZIER, Unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of April 19 77

Commission expires December 10, 1979

Betty N. Ladd
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

ANNE S. DOZIER,

Unmarried

TO

MONSON HAYES, JR and wife,

ANNA T. HAYES

U.S. Life Title Ins. Policy

#43-013-5062F

Please return to:
Third National Mortgage Company
P. O. Box 2628
Nashville, Tennessee 37219

E 02337

IDENTIF. REFERENCE

MAY 6 8 37 AM '77

DAVIDSON COUNTY, TENN.

MAY-6-77	CONV	90,000.00		
MAY-6-77	CONV	90,000.00		
MAY-6-77	CONV	90,000.00		
MAY-6-77	S'TAX		B* 572.00	
MAY-6-77	PR'FEE		B* .50	
MAY-6-77	M'DEED		B* 4.00	* 576.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.